

(Name) DANIEL M. SPITLER
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Canaba Title, Inc.
Highway 31 South at Valleydale Rd., P.O. Box 689
Pelham, Alabama 35124
Phone (205) 988-5600
Policy Issuing Agent for
SAFECO Title Insurance Company

Corporation Form Warranty Deed

STATE OF ALABAMA

COUNTY OF SHELBY

KNOW ALL MEN BY THESE PRESENTS,

That in consideration of SIXTY-ONE THOUSAND, NINE HUNDRED AND NO/100 (\$61,900.00)----- DOLLARS

to the undersigned grantor, ROBIN HOMES, INC., a corporation

(herein referred to as GRANTOR) in hand paid by the grantee herein, the receipt of which is hereby acknowledged, the said GRANTOR does by these presents, grant, bargain, sell and convey unto

JUDITH F. ROBINSON, a single woman,

(herein referred to as GRANTEE, whether one or more), the following described real estate, situated in

Shelby County, Alabama, to-wit:

Lot 29, Block 2, according to Wildewood Village, Fourth Addition, as recorded in Map Book 8 page 146 in the Probate Office of Shelby County, Alabama; being situated in Shelby County, Alabama.

SUBJECT TO:

Public utility easements as shown by recorded plat, including a 15 foot easement on the Southeasterly side.

Restrictions, covenants and conditions as shown by instrument recorded in Misc. Book 53 page 867 in Probate Office of Shelby County, Alabama.

Right of way granted to South Central Bell by instrument recorded in Deed Book 351 page 358 and Deed Book 315 page 207 in Probate Office of Shelby County, Alabama.

Easement to Alabama Power Company as set out in instrument recorded in Deed Book 264 page 28 in Probate Office of Shelby County, Alabama.

Agreement with Alabama Power Company as to underground cables recorded in Misc. Book 53 page 893 and covenants pertaining thereto recorded in Misc. Book 53 page 892 in Probate Office of Shelby County, Alabama.

Agreement in regard to sanitary sewer system as set out in Deed Book 328 page 229 in Probate Office of Shelby County, Alabama.

\$58,800.00 of the purchase price recited above was paid from a mortgage loan closed simultaneously herewith.

TO HAVE AND TO HOLD, To the said GRANTEE, his, her or their heirs and assigns forever.

And said GRANTOR does for itself, its successors and assigns, covenant with said GRANTEE, his, her or their heirs and assigns, that it is lawfully seized in fee simple of said premises, that they are free from all encumbrances, that it has a good right to sell and convey the same as aforesaid, and that it will, and its successors and assigns shall, warrant and defend the same to the said GRANTEE, his, her or their heirs, executors and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, the said GRANTOR by its authorized to execute this conveyance, hereto set its signature and seal,

President, who is

this the 14th day of June, 1985

ATTEST: I CERTIFY THIS INSTRUMENT WAS FILED
Deed Tax - 3.50
2.50
1.00
ROBIN HOMES, INC.

1985 JUN 19 AM 8:28

Secretary

By

William M. Humphries, President

STATE OF ALABAMA
JUDGE OF PROBATE
COUNTY OF SHELBY
I, the undersigned,

a Notary Public in and for said County, in said State,

hereby certify that William M. Humphries,

whose name as President of Robin Homes, Inc., a corporation, is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said corporation.

Given under my hand and official seal, this the 14th day of June, 1985.